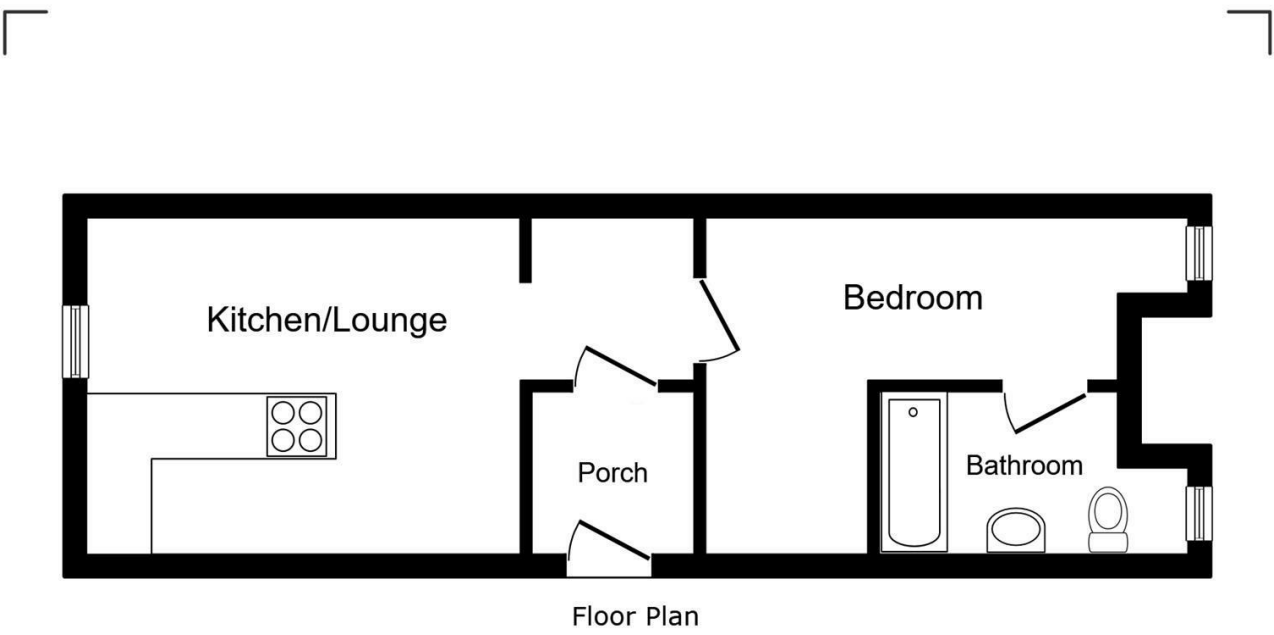


Floor Plan

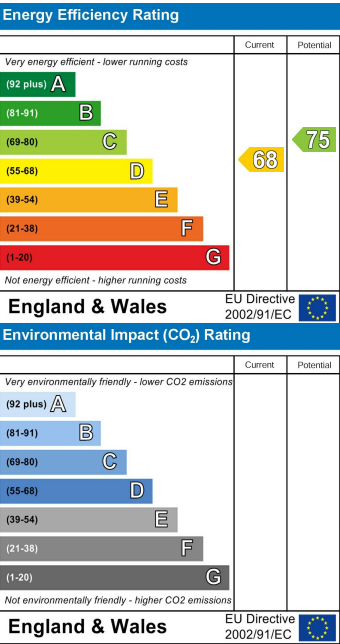


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Graph



Flat 8 Millhouse Court, Doncaster Road, Dalton, Rotherham, S65 3ET

£525 Per Calendar Month

Available for immediate occupancy is this one-bedroom, second floor flat, situated in Dalton. This delightful property offers a comfortable living space, perfect for individuals or couples seeking a convenient and peaceful lifestyle.

This property has excellent public transport links, making it easy to commute. Additionally, the flat is surrounded by a variety of amenities, including shops, cafes, and parks, ensuring that everything you need is within easy reach.

There is ample parking available for residents in the unallocated communal car park.

Do not miss the chance to make this lovely flat your new home and contact Merryweathers now!

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Merryweathers Residential Lettings Management 16 Ship Hill, Rotherham, S60 2HG

Tel: 01709 379444 E-mail: lettings@merryweathers.co.uk

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Entrance Porch

Entering the flat, there is a small porch which opens up to:-

Kitchen/Lounge 13'2" x 9'5" (4.02 x 2.88)



This is an excellent sized room with a large arched window which provides an abundance of natural light. In the dining area there is a glass dining table with four chrome effect matching chairs and a wooden framed armchair. There is a radiator, TV point and Telephone point. The room is laid with carpet and separated from the kitchen by a wooden screen.

Kitchen 4'6" x 8'9" (1.38 x 2.67)

With a range of base units with wood effect roll edge work surface with stainless steel sink, the kitchen incorporates a washer/dryer, electric free standing oven and fridge. There are tiles to splash back areas and a vinyl floor covering.

Bedroom 11'11" x 15'0" (3.64 x 4.58)



With rear facing double glazed window and two roof skylights. The room has a central heating radiator, a range of wardrobes and drawers, mirror and is carpeted.

Bathroom 5'10" x 7'10" (1.78 x 2.40)



With a rear facing double glazed window with fitted Venetian blind, the bathroom comprises of WC, wash hand basin and bath with shower over and half screen. There are tiles to all wet areas a mirror and vinyl flooring.

External



There is a communal area at the front of the property, and ample parking for a number of vehicles.

Tenancy Information

Rent: £525.00
Deposit: £605.00 or Reposit Guarantee Scheme
Holding Deposit: £121.00
EPC Rating: C
Council Tax Band: A
Property Type: Second Floor Flat
Parking Type: On Street Parking – Communal Car Park
Restrictions: N/A

Construction Type: Standard
Heating Type: Gas Central Heating
Water Supply: Mains
Sewage: Mains
Gas Type: Mains
Electricity Supply: Mains
Building Safety: N/A
Rights and Easements: N/A
Flooding: Low
All tenants are advised to visit the Government website to gain information on flood risk.
<https://check-for-flooding.service.gov.uk/find-location>
Mobile/Broadband Coverage: All tenants are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.
<https://www.openreach.com/>
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>
Planning Permissions: N/A
Accessibility Features: N/A
Coal Mining Area: South Yorkshire is a coal mining area
All tenants are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.
<https://www.groundstability.com/public/web/home.xhtml>